

372602

When recorded mail to:

City Clerk's Office  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit  
of the City of Riverside and is  
entitled to be recorded without  
fee (Government Code §6103)

RECEIVED FOR RECORD  
AT 12:00 O'CLOCK

SEP 23 1993

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: Canyon Crest Dr.

13572

SLOPE EASEMENT

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEREN, a limited partnership, and SUNFLOWER, a limited partnership, as their individual interests appear of record, as Grantors, grant to the CITY OF RIVERSIDE, a municipal corporation of the State of California, as Grantee, its successors and assigns, an easement and right-of-way for roadway slope and support purposes, in, on, under, through, over and along that certain real property as described in Exhibit "A" attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California.

Said roadway slope and support easement is to be used for all purposes proper and convenient in the construction, reconstruction and maintenance of roadway slopes and supports, including the rights of ingress and egress, the temporary deposit of tools, equipment, machinery, vehicles, materials and supplies used in the performance of said work, and for similar and related purposes by the City of Riverside, its officers, employees, agents or contractors.

**EXHIBIT "A"****Parcel 1**

**THAT** portion of Parcel 1 of Parcel Map No. 22392, as shown by map on file in Book 145 of Parcel Maps, at pages 7 and 8 thereof, records of Riverside County, California, described as follows:

**COMMENCING** at the Northeast corner of said Parcel 1;

**THENCE** South 36°33'50" West, along the southeasterly line of said Parcel 1, a distance of 25.00 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** continuing South 36°33'50" West, along said southeasterly line, 95.00 feet;

**THENCE** North 53°26'10" West, 30.00 feet;

**THENCE** North 36°33'50" East, 97.48 feet to a point in the northerly line of said Parcel 1;

**THENCE** North 89°40'00" East, along said northerly line, 23.75 feet;

**THENCE** South 03°14'04" West, 20.03 feet to said **TRUE POINT OF BEGINNING**.

**Parcel 2**

**THAT** portion of the Northeast Quarter of Section 6, Township 3 South, Range 4 West, San Bernardino Meridian, described as follows:

**COMMENCING** at the most easterly corner of Parcel 1 of Parcel Map No. 22392, as shown by map on file in Book 145 of Parcel Maps, pages 7 and 8 thereof, records of Riverside County, California, said corner also being the southwest corner of that certain parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716 of Official Records of said Riverside County;

**THENCE** South 89°40'00" West, along the northerly line of said Parcel 1, a distance of 13.76 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** continuing South 89°40'00" West, along said northerly line, 23.75 feet;

THENCE North 36°33'50" East, 43.15 feet;

THENCE South 03°14'04" West, 34.57 feet to said TRUE POINT OF BEGINNING.

**Parcel 3**

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at said southwest corner of said parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716;

THENCE North 36°33'50" East, along the westerly line of said parcel, a distance of 115.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 36°33'50" East, along said westerly line, 175.00 feet to a point hereinafter referred to as POINT "A";

THENCE North 53°26'10" West, 40.00 feet;

THENCE South 36°33'50" West, 175.00 feet;

THENCE South 40°40'50" East, 34.32 feet;

THENCE North 77°17'32" East, 10.00 feet to said TRUE POINT OF BEGINNING.

**Parcel 4**

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at POINT "A" hereinabove described;

THENCE North 36°33'50" East, 240.51 feet to the beginning of a tangent curve concave westerly and having a radius of 1543.00 feet;

THENCE northerly, along said curve, through a central angle of 07°01'58", an arc length of 189.40 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 60°28'08" East;

THENCE northerly, continuing along said curve, through a central angle of 06°27'16", an arc length of 173.82 feet;

THENCE North 23°04'36" East, 19.75 feet to a point hereinafter referred to as POINT "B"; the preceding four courses being along the westerly line of said parcel of land conveyed to the City of Riverside;

THENCE South 35°55'24" West, 98.52 feet;

THENCE South 15°57'14" West, 97.86 feet to said TRUE POINT OF BEGINNING.

**Parcel 5**

THAT portion of said Northeast Quarter of Section 6 described as follows:

COMMENCING at POINT "B" hereinabove described;

THENCE North 23°04'36" East, 150.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 23°04'36" East, 264.71 feet to the beginning of a tangent curve concave westerly and having a radius of 1543.00 feet;

THENCE northerly, along said curve, through a central angle of 14°52'17", an arc length of 400.49 feet to a point hereinafter referred to as POINT "C"; the preceding three courses being along said parcel of land conveyed to said City of Riverside;

THENCE South 23°22'28" West, 297.83 feet;

THENCE South 36°09'08" West, 228.82 feet;

THENCE South 13°47'36" East, 175.00 feet to said TRUE POINT OF BEGINNING.

**Parcel 6**

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at said POINT "C" hereinabove described; said point being in a curve concave westerly and having a radius of 1543.00 feet; the radial line to said point bears South 81°47'41" East;

THENCE northerly, along said curve, through a central angle of 06°58'59", an arc length of 188.06 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 88°46'40" East;

THENCE continuing northerly, along said curve, through a central angle of 14°17'52", an arc length of 385.05 feet; the preceding two courses being along said westerly line of said parcel of land conveyed to said City of Riverside;

THENCE South 76°55'28" West, 15.00 feet;

THENCE South 20°23'42" West, 27.51 feet;

THENCE South 19°22'59" East, 96.19 feet;

THENCE South 04°11'18" West, 106.24 feet;

THENCE South 06°10'32" East, 89.81 feet;

THENCE South 24°11'49" East, 73.29 feet to said TRUE POINT OF BEGINNING.

**Parcel 7**

THAT portion of said Northeast Quarter of said Section 6 described as follows:

COMMENCING at the intersection of the north line of said Northeast Quarter of said Section 6 with the centerline of Canyon Crest Drive as shown by Tract 3439, on file in Book 57 of Maps, pages 11 through 13 thereof, records of said Riverside County; said intersection also being the northeast corner of said parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716;

THENCE South 89°52'52" West, along said north line of said Northeast Quarter of said Section 6, a distance of 57.19 feet to the northwest corner of said parcel of land conveyed to said City of Riverside;

THENCE South 04°44'45" East, a distance of 9.03 feet to the beginning of a tangent curve concave easterly and having a radius of 1457.00 feet;

THENCE southerly, along said curve, through a central angle of 04°36'13", an arc length of 117.07 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 80°39'02" West;

THENCE southerly, continuing along said curve, through a central angle of 07°14'42", an arc length of 185.51 feet; the preceding three courses being along the westerly line of said parcel conveyed to the City of Riverside;

THENCE South 73°21'20" West, 20.00 feet;

THENCE North 17°19'37" West, 80.00 feet;

THENCE North 00°40'29" East, 110.00 feet to said TRUE POINT OF BEGINNING.

**Parcel 8**

THAT portion of the Northeast Quarter of said Section 6

described as follows:

**COMMENCING** at the intersection of the north line of said Northeast Quarter of said Section 6, with the centerline of Canyon Crest Drive as shown by Tract 3439, on file in Book 57 of Maps, pages 11 through 13 thereof, records of said Riverside County; said intersection also being the northeast corner of said parcel of land conveyed to the City of Riverside by deed recorded August 16, 1991, as Instrument No. 283716;

**THENCE** South 04°44'45" East, 4.42 feet to the beginning of a tangent curve concave easterly and having a radius of 1400.00 feet;

**THENCE** southerly, along said curve, through a central angle of 09°37'19", an arc length of 235.11 feet to the TRUE POINT OF BEGINNING; the radial line to said point bears South 75°37'56" West;

**THENCE** continuing southerly, along said curve, through a central angle of 03°32'06", an arc length of 86.38 feet;

**THENCE** South 17°54'10" East, 514.53 feet to the beginning of a tangent curve concave westerly and having a radius of 1600.00 feet;

**THENCE** southerly, along said curve, through a central angle of 40°58'46", an arc length of 1,144.36 feet; the preceding five courses being along the easterly line of said parcel of land conveyed to said City of Riverside;

**THENCE** North 40°45'28" East, 91.15 feet;

**THENCE** North 18°21'41" East, 307.70 feet to the beginning of a non-tangent curve concave westerly and having a radius of 1650.00 feet; the radial line to said point bears South 80°43'14" East;

**THENCE** northerly, along said curve, through a central angle of 14°19'26", an arc length of 412.50 feet;

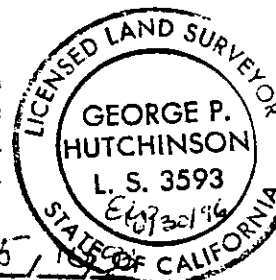
**THENCE** North 12°16'03" West, 308.15 feet;

**THENCE** North 19°55'05" West, 660.99;

**THENCE** South 75°37'56" West, 13.00 feet to said TRUE POINT OF BEGINNING;

**EXCEPTING** therefrom those portions thereof lying within that certain 60.00 foot wide right of way conveyed to the County of Riverside by Deed recorded June 8, 1937, in Book 328, Page 234 et seq., of Official Records of said Riverside County.

DESCRIPTION APPROVAL 5/1/92  
*George P. Hutchinson* by *LF*  
 SURVEYOR, CITY OF RIVERSIDE



D / 3572

Dated 6-21-93

BEREN, a limited partnership

by: BERGUM CONSTRUCTION, a  
California corporation,  
general partnerReB  
\_\_\_\_\_  
PresidentLucille Bergum  
\_\_\_\_\_  
Secretary

Dated \_\_\_\_\_

SUNFLOWER, a limited partnership

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

Dated \_\_\_\_\_

BEREN, a limited partnership

by: BERGUM CONSTRUCTION, a  
California corporation,  
general partner

\_\_\_\_\_  
President\_\_\_\_\_  
SecretaryDated 6-18-93

SUNFLOWER, a limited partnership

BY: Lucille Bergum, Trustee  
TITLE: Gen. Partner

Consent is hereby given by the  
Principal Limited Partner of  
Sunflower for the execution of  
this document.

George W. Dickinson  
GEORGE W. DICKINSON  
Limited Partner, Sunflower

APPROVED AS TO FORM

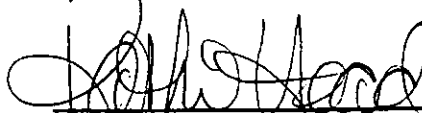
ASST. CITY ATTORNEY



CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property conveyed by the within instrument to the City of Riverside, California, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City Council of said City pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993, and the grantee consents to recordation thereof by its duly authorized officer.

Dated

9/20/93

Real Property Services Manager  
of the City of Riverside

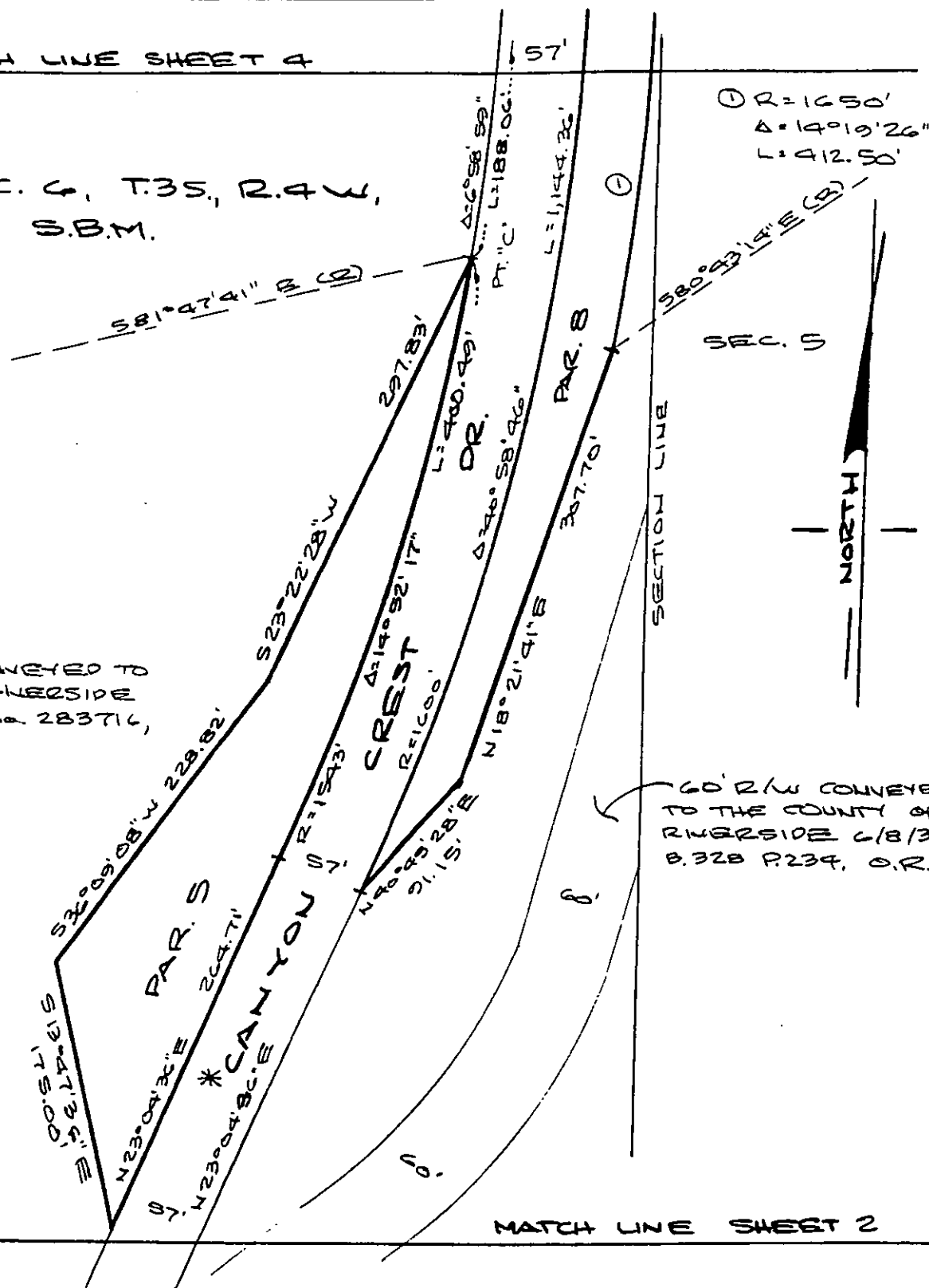


11/23-8

SUBJECT CANYON CREST-SLOPE EASEMENTS

MATCH LINE SHEET 4

1/24 SEC. 4, T.35., R.4 W.,  
S.B.M.



\* 57' PARCEL CONVEYED TO  
THE CITY OF RIVERSIDE  
8/16/91, INST. No. 283716,  
O.R., RIV. CO.

60' R/W CONVEYED  
TO THE COUNTY OF  
RIVERSIDE 6/8/37,  
B.328 P.239, O.R.

# • CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE  
ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 3 OF 5

11/23-8

SCALE: 1" = 100'

DRAWN BY F DATE 3/31/92

SUBJECT CANYON CREST SLOPE REPAIRS

D13572

MATCH LINE SHEET 5

NE<sup>4</sup> SEC. 6 T.3S.,  
R.4W., S.B.M.

\* 57' PARCEL CONVEYED TO THE  
CITY OF RIVERSIDE 8/16/91,  
INST. No. 283716, O.R., RIV. CO.

N 76° 55' 28" E (R)  
R = 1543'

- |   |                 |         |
|---|-----------------|---------|
| ① | S 20° 23' 42" W | 27.51'  |
| ② | S 19° 22' 59" E | 96.19'  |
| ③ | S 04° 11' 18" W | 106.24' |
| ④ | S 06° 10' 32" E | 89.81'  |
| ⑤ | S 24° 11' 49" E | 73.27'  |

S 88° 46' 40" E (R)  
R = 1543'

MATCH LINE SHEET 3

60' R/W CONVEYED TO THE  
COUNTY OF RIVERSIDE 6/8/37,  
B. 328 P. 234, O.R.

SEC. 5

NORTH

SECTION LINE

N 84° 57' 20" E (R)

R = 1650'  
Δ = 140° 19' 26"  
L = 912.50'

• CITY OF RIVERSIDE, CALIFORNIA •

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SHEET 4 OF 5

11/23-7

SCALE: 1" = 100'

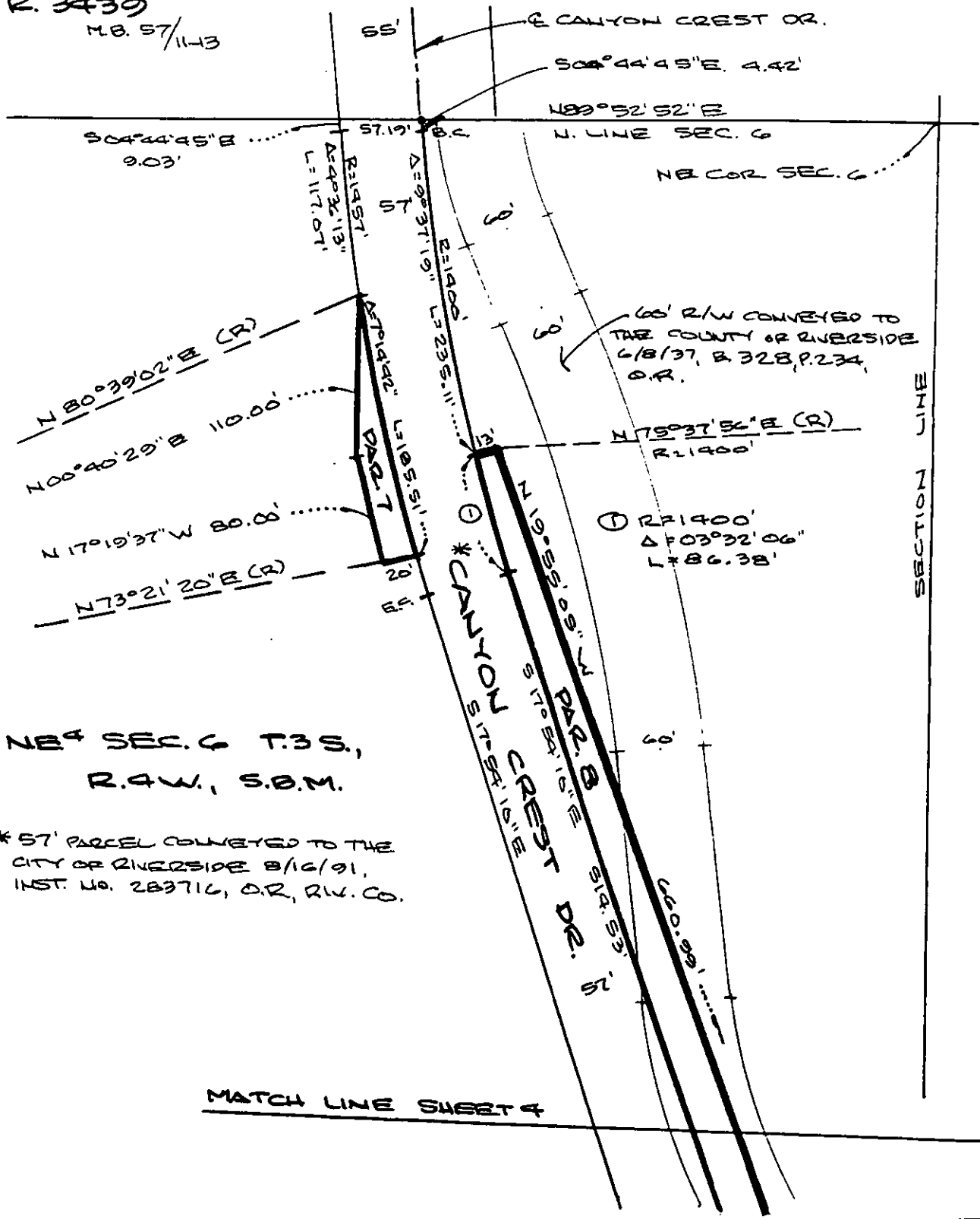
DRAWN BY F DATE 3/31/93

SUBJECT CANYON CREST - SLOPE BASEMENTS

D 135.72

TR. 3439

M.B. 57/11-43



NE<sup>4</sup> SEC. 6 T.3 S.,  
R.4 W., S.B.M.

\* 57' PARCEL CONVEYED TO THE  
CITY OF RIVERSIDE 8/16/91,  
INST. NO. 283716, O.R., RIV. CO.

• CITY OF RIVERSIDE, CALIFORNIA •

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ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 5 OF 5

4/23-7

SCALE: 1" = 100'

DRAWN BY F DATE 3/31/93

SUBJECT CANYON CREST-SLOPE EASEMENTS